

17-035

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CITY OF MOUNT VERNON

MAR 21 2017

SEPA ENVIRONMENTAL CHECKLIST

C.E.D. DEPARTMENT
BY _____

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

The help links in this checklist are intended to assist users in accessing guidance on the checklist questions. Links are provided to the specific sections of the guidance applicable to the questions. However, the links may not work correctly on all devices. If the links do not work on your device, open the guidance at www.ecy.wa.gov/programs/sea/sepa/apguide/EnvChecklistGuidance.html and navigate to the appropriate section.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Harbor Freight Tools. 2400 Riverside Drive

2. Name of applicant:

Harbor Freight Tools

3. Address and phone number of applicant and contact person:

Migel Don
26541 Agoura Road
Calabasas, CA 91302
Office 818 836 5111
Cell 818 661 9637

4. Date checklist prepared:

03/17/2017

5. Agency requesting checklist:

City of Mount Vernon Community and Economic Development

6. Proposed timing or schedule (including phasing, if applicable):

Project anticipates construction start in the spring of 2017 and a 6 months of construction with an opening of September of 2017.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Harbor Freight has negotiated a long term lease with the underlying property owner to develop the south half of the 3.24 acre parcel. There is the possibility that the northern portion of the site will be further developed sometime in the future. No development of the north portion is proposed by this application.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Storm Drainage Report has been prepared by DCI Engineers.
- Geotechnical Engineering Report has been prepared by PSI dated September 8, 2016.

- A Site plan identifying existing and proposed information has been prepared.
- Traffic concurrency report has been prepared by the City of Mount Vernon's traffic consultant.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Mount Vernon:

Fill and Grade Permit

Demolition Permit

Site Plan Approval

Floodplain Development Permit

Building Permit

Washington State Department of Ecology

NPDES Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

A new retail development including one 15,000 square foot retail building, 67 on-site parking spaces and a loading pad located near the rear of the building. The existing 16,000 square foot building will be demolished, but the 1,200 square foot shop building will remain and be unaffected by the proposed construction.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

- Street Address: 2400 Riverside Drive Mount Vernon, WA 98273
- Section, township & range: Section 17, T34N R4E
- Parcel #P25918

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope on site is approximately 5%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The Geotechnical report classifies the site soils as alluvial deposits consisting of very loose to medium dense sands and very soft to stiff silts within the upper 50 to 60 feet with dense sands underlying them.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There is no known history of unstable soils. The geotechnical report addresses the probability of seismic induced liquefaction.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The site will undergo regrading to ensure all stormwater runoff will adequately drain from the site, and that the building finished floor is at a minimum 31-feet (NGVD29) above sea level based on FEMA's requirements of sites located within flood zone A21. This regrading will result in approximately 270 cubic yards of cut after demolition, 2,400 cubic yards of fill, with a net of 2,100 cubic yards of imported soil. The proposed project will also include utility trenching in the northern portion of the site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

There is little to no possibility of erosion occurring during construction. Appropriate erosion control BMPs will be used.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 84.6% of the site will be covered by impervious surfacing.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Appropriate erosion control measures will be used during construction. All erosion control measures will be in accordance with City of Mount Vernon, and Washington State Department of Ecology guidelines and recommendations.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions during construction would include exhaust from heavy diesel equipment and fumes from any paint. Once the project is complete only environmental exhaust from bathrooms, and emissions from vehicles of customers.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Minimal emissions are anticipated, therefore the project is not proposing any measures to reduce emissions.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The site is approximately 400 feet south of the Skagit River.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

None.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None. No fill or dredge material will be removed from local waters.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals are required.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes. The site is located within the 100-year floodplain in zone A21 per Flood Insurance Rate Map Community Panel No. 5301580001B with an effective date of 01/03/85.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None. There was previously a gasoline underground storage tank located approximately 12-feet due south of the southeastern corner of the existing building. This UST tank was removed from the site on June 21, 2010. The proposed project does not intend to significantly excavate this area of the site, and the soil will be capped with asphalt pavement. The project does not foresee any adverse effects from the previously removed UST.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Surface water runoff will be collected via roof drains and catch basins and will exit the property via connections to the existing storm sewer facilities adjacent to the site

in Hoag Road. The public main in Hoag Road flows west approximately 200-feet to the Stewart Street Pump Station. Stormwater is then pumped to the northeast and outfalls into the Mount Vernon Regional Detention Pond. Stormwater is then discharged from the pond into the Skagit River to the north.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

On-site storm water runoff from pollution generating impervious surfaces will be collected and transported via a system of curb, gutter, catch basins and underground storm drainage pipes to a new Modular Wetlands water quality vault. .

4. Plants

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Two boxwood hedges of 60' and 100' will be removed in addition to existing plants that are in poor condition. Existing plants that will be retained include cherry laurel shrubs, rhododendron and assorted pine trees.

c. List threatened and endangered species known to be on or near the site.

There are no know endangered animals or plants.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Proposed plants will include a mix of Pacific Northwest ornamental plants consisting of rhodendron, maple trees, mugo pine, nandina, spiraea, euonymus, barberry heather, lavender, etc.) and native plants such as Oregon grape, kinnikinnick, red flowering currant, salal, beach strawberry, etc. The overall site landscape will be enhanced over current conditions by meeting landscape code requirements as outlined by the City of Mount Vernon.

- e. List all noxious weeds and invasive species known to be on or near the site.

None are known to be present on site, but any English Ivy, Himalayan Blackberries, Scot's Broom and similar species will be removed from the site, including the rootball.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Pigeons, seagulls, crows.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

None.

- c. Is the site part of a migration route? If so, explain.

The site is located in Western Washington and is part of the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

Site will be landscaped per the City of Mount Vernon requirements.

- e. List any invasive animal species known to be on or near the site.

None.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric energy will be used to power the heat pump system that provides ventilation, heating and cooling.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. The proposed building height and associated shadow path does not substantially affect any of the adjacent buildings potential for solar energy gain.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The project will include skylights to reduce lighting requirements. Mechanical equipment will be Lennox energy efficient models. Parking lot lighting will be LED.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None.

- 1) Describe any known or possible contamination at the site from present or past uses.

None.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]

No known hazardous materials exist on-site. An abatement survey will be conducted prior to demolition. A spill protection and management plan will be implemented during construction.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Unaware of any toxic or hazardous materials.

4) Describe special emergency services that might be required.

Fire Department and emergency services will have access to the site during construction.

5) Proposed measures to reduce or control environmental health hazards, if any:

Low VOC emission products will be used during construction.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The site is located in an urban area adjacent to a busy street (Riverside Dr.). The primary noise sources at this location are the typical urban noises, particularly from car and bus traffic on surrounding streets.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise impacts will be associated with the construction-related activities including the demolition of the existing 1-story building, site preparation and construction of the new structure.

Long-term noise sources will be associated with delivery vehicles and customer vehicles.

3) Proposed measures to reduce or control noise impacts, if any:

Construction equipment will be fitted with noise suppression devices.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site's current use is retail and is occupied by a retired auto sales building. Properties to the west and south of the site are commercial and retail. The properties located east and north of the site are currently single family residences. The proposed development will have no impact on the current land uses on and around the site.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands

have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

There is a single auto dealership building and attached auto garages currently on-site. The building and attached garages are single story and take up approximately 15,986 square feet of the site. The remainder of the site is reserved for a parking lot and miscellaneous landscaping.

d. Will any structures be demolished? If so, what?

Yes, the auto dealership building will be demolished.

e. What is the current zoning classification of the site?

C-2, General Commercial District

f. What is the current comprehensive plan designation of the site?

General Commercial.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

The project will employ a total number of 25 employees made up of full time and part-time workers..

j. Approximately how many people would the completed project displace?

No residential uses exist on the project site. The existing business located at the site is vacant so no employees will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Compliance with the Mount Vernon Municipal Code will ensure compatibility to the extent possible. The city's development regulations include landscaping, parking noise, lighting and others.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

No measures are proposed.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable.

c. Proposed measures to reduce or control housing impacts, if any: .

Not applicable.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed 15,000 square foot building will be a pre-fabricated steel structure. The maximum height will be approximately 22'.

b. What views in the immediate vicinity would be altered or obstructed?

The project is proposing to construct a single story building. The proposed building height will be similar to the building currently on-site and will not adversely alter or obstruct any views.

c. Proposed measures to reduce or control aesthetic impacts, if any:

We will work with the City of Mount Vernon to assure an appropriate design aesthetic is achieved.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No significant glare should be created by the proposed project.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No. Light and glare associated with the project is not expected to cause a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

There are no off-site sources of light or glare that would affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

Parking lot lighting will utilize full cutoff luminaires. No uplighting is proposed by this project.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

There is the Riverside Health Club one block west of the site and Riverside Lanes bowling alley located two blocks south of the site

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No measures are proposed.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

The site and surrounding areas were examined on the Department of Archaeology and Historic Preservation's WISAARD online map. According to WISAARD there are no structures on-site that are listed or eligible for listing in preservation registers. WISAARD does show structures adjacent to the site that may be eligible for listing in preservation registers, but at the time the site was reviewed no determination had been made.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

According to the Department of Archaeology and Historic Preservation's WISAARD map there are no landmarks or evidence of historically significant features on or near the site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

An EZ-1 form application was submitted to the DAHP and a response was received December 19, 2016 from Gretchen Kaehler. Her response was as follows: *"We have no specific concerns about this project from the information contained in the EZ-1 form. There are no archaeological sites recorded in the area. Our opinion may change when additional information is submitted during SEPA review and also the interested Tribes may have more information or comments"* (see attached).

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

It is not anticipated that cultural and historic material will be encountered during construction. However, the DAHP has provided an inadvertent discovery plan (see attached) in the event that cultural materials are discovered on-site. .

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is bounded by three streets: Hoag Road to the north, Riverside Drive to the west, and Pacific Place to the south. Hoag Road is designated as a "Minor Arterial", Riverside Drive is classified as a "Principal Arterial", and Pacific Place is classified as a "Local Access Street".

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There is a bus stop adjacent to the site on Hoag Road, and another bus stop southwest of the site on Riverside Drive.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The site currently has 45 parking spaces. The proposed project will have approximately 67 parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not use or occur in the immediate vicinity of water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Based upon the 2009 ITE manual we anticipate a 15,000 square foot of Hardware/Paint Store will generate 77 pm peak hour trips. The prior use 16,000 square foot Automobile

Dealership generated 39 pm peak hour trips. The net is an increase of 38 pm peak hour trips.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

No off-site mitigation is anticipated be required to accommodate the project.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

No measures are proposed.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility connections include domestic water, fire water, storm drainage, sanitary sewer, natural gas, power, and communications all of which are available along the frontage streets.

Sanitary Sewer, City of Mount Vernon Approximately 50-feet south of the site exists an 8-inch sanitary sewer line. The proposed building will extend a 6-inch sanitary service line to connect to the existing 8-inch main.

Domestic Water & Fire Water, Skagit PUD, the site has an existing 1-inch water meter that is located near the southeastern corner of the site, which the project intends to reuse for the proposed building's domestic water supply. A proposed 4-inch fire line will connect to the existing 8-inch ductile iron main located in Pacific Place approximately 12-feet south of the site.

Gas, Cascade Natural Gas, a gas service line will extend from the proposed building to the existing gas line that is located approximately 50-feet south of the project site.

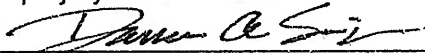
Power, Puget Sound Energy, power for the proposed development will pull power for the building from the existing power pole and pole mounted transformer located near the existing shop building on-site.

Communications, Comcast, telecommunications for the site will come from the existing telecommunications line located approximately 12-feet south of the project site.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Under penalty of perjury I swear that all information provided is true and correct.

Signature: 

Name of signee Darren A. Simpson, PE

Position and Agency/Organization: DCI Engineers – Civil Engineer
818 Stewart Street, Suite 1000,
Seattle, WA 98101
(206) 787 8917

Date Submitted: 03/17/2017

Harbor Freight Tools – Mount Vernon

Project Narrative

The 3.10-acre site located at 2400 Riverside Drive Mt. Vernon, WA is zoned C-2 and designated in the Mt. Vernon Comprehensive plan under retail malls, general commercial, and commercial/industrial. The site is currently occupied by the retired 16,000 sq-ft Riverside Auto Plaza building and an existing 1,200 sq-ft tool shed. The proposed project will include the demolition of the automobile sales building, construction of a single story 15,000 square foot Harbor Freight Tools Hardware store and associated parking lot. The project will provide 67 parking stalls to accommodate the 15,000 square foot building. There is the possibility to further develop the northern portion of the site, but because it is not being developed with the proposed redevelopment it should not be considered at this time.

a. Project Name, size and location of site:

Harbor Freight Tools, 15,000 sq-ft building and associated parking lot (67 spaces) on a 3.24-acre lot located at 2400 Riverside Drive Mount Vernon, WA.

D. Statement addressing soil type

The geotechnical report classifies the site soils as alluvial deposits consisting of very loose to medium dense sands and very soft to stiff silts within the upper 50 to 60-feet with dense sands underlying them.

E. Proposed use of the property and scope of the proposed development (i.e., height, square footage, lot coverage, parking, access, etc.)

The southern portion of the property will be redeveloped to house a Harbor Freight Tools hardware store. The project is proposing a 15,000-square foot, 20-foot tall single story building. The development proposes a new parking lot with 67 parking stalls, with access to the site from Pacific Place and Hoag Road.

F. proposed off-site improvements (i.e., installation of sidewalks, fire hydrants, sewer main, etc.)

Proposed off-site improvements include installation of a new handicap ramp at the intersection of Riverside Drive and Pacific Place, as well as a sewer connection in Pacific Place, and a storm sewer connection in Hoag Road.

G. Total estimated construction cost and estimated fair market value of the proposed project is \$1.5 million.

H. Estimated quantities and type of materials involved if any fill or excavation is proposed

The site will undergo regrading to ensure all stormwater runoff will adequately drain from the site, and that the building finished floor is at a minimum 31-feet (NGVD29) above sea level. This regarding will

result in approximately 270 cubic yards of cut, 2,400 cubic yards of fill, with a net of 2,100 cubic yards of imported soil. The proposed project will also include utility trenching in the northern portion of the site.

I. Number, type, and size of trees to be removed

The project does not intend to remove any existing trees.

J. Explanation of any land to be dedicated to the city.

Currently the project does not intend to dedicate any land to the City of Mount Vernon

Skagit County PUD Inadvertent Discovery Plan

In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover protected cultural material (e.g., bones, shell, antler, horn or stone tools), the following actions will be taken:

1. When an unanticipated discovery of protected cultural material (see definitions below) occurs, the property owner or contractor will completely secure the location and contact:
 - a. The property owner and project manager;
 - b. A professional archaeologist;
 - c. The Department of Archaeology and Historic Preservation (DAHP) (Gretchen Kaehler, 360-586-3088, 360-628-2755 cell);
 - d. The Swinomish Indian Tribal Community (Josephine Peters, 360-466-7352);
 - e. Jackie Ferry, Samish Tribe (360-293-6404), and Scott Schuyler, Upper Skagit Tribe (360-982-8218),
2. If the discovery is human remains, the property owner or contractor will stop work in and adjacent to the discovery, completely secure the work area by moving the land-altering equipment to a reasonable distance, and will immediately contact:
 - a. The property owner and project manager;
 - b. The Skagit County Sheriff's Department (360-428-3211) and the Skagit County Coroner, Daniel Dempsey (360) 336-9431) to determine if the remains are forensic in nature;
 - c. If the remains are not forensic in nature the Department of Archaeology and Historic Preservation (DAHP) (Gretchen Kaehler 360-586-3088 and Guy Tasa 360-586-3534); will take the lead on determining the appropriate method of treatment for the remains and will consult with the affected tribes;
 - d. A professional archaeologist; and
 - e. Skagit County PUD (?).

Cultural material that may be protected by law could include but not be limited to:

- Buried layers of black soil with layers of shell, charcoal, and fish and mammal bones (Figure 1). Buried cobbles that may indicate a hearth feature;
- Non-natural sediment or stone deposits that may be related to activity areas of people;
- Stone, bone, shell, horn, or antler tools that may include projectile points (arrowheads), scrapers, cutting tools, wood working wedges or axes, and grinding stones (Figures 2 and 3);
- Stone tools or stone flakes (Figures 2 and 3);
- Perennially damp areas may have preservation conditions that allow for remnants of wood and other plant fibers; in these locations there may be remains including fragments of basketry, weaving, wood tools, or carved pieces; and
- Human remains.

4. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 27.53, 27.44 and WAC 25-48) AND WITH HUMAN REMAINS (RCW 68.50) IS REQUIRED. FAILURE TO COMPLY WITH THESE REQUIREMENTS COULD RESULT IN A MISDEMEANOR AND POSSIBLE CIVIL PENALTIES AND/OR CONSTITUTE A CLASS C FELONY.



Figure 1: Shell midden



Figure 2: Example of stone tool



Figure 3: Example of stone flake and tools.



Figure 4: Example of hearth (oven) feature.



Figure 5: Example of historic artifacts from debris scatter.



Figure 6: Example of bottle from historic debris dump.